



## *City of El Paso – City Plan Commission Staff Report*

**Case No:** SUSU15-00016 Parkland Addition Replat C  
**Application Type:** Resubdivision Combination  
**CPC Hearing Date:** April 9, 2015  
**Staff Planner:** Joaquin Rodriguez, (915) 212-1608  
[rodriguezjx3@elpasotexas.gov](mailto:rodriguezjx3@elpasotexas.gov)  
**Location:** North of Quail Avenue, East of Cross Street  
**Acreage:** 4.17  
**Rep District:** 4  
**Existing Use:** Vacant  
**Existing Zoning:** R-3A (Residential)  
**Proposed Zoning:** R-3A (Residential)  
**Nearest Park:** Franklin Park (.25 mi)  
**Nearest School:** Parkland Elementary (.1 mi)  
**Park Fees Required:** \$23,290  
**Impact Fee Area:** N/A  
**Property Owner:** Juan J Vasquez  
**Applicant:** Juan J Vasquez  
**Representative:** CAD Consulting

### **SURROUNDING ZONING AND LAND USE**

**North:** R-4 (Residential)  
**South:** C-1 (Commercial) & R-3A (Residential)  
**East:** R-4 (Residential)  
**West:** A-M (Apartment/mobile home)

**PLAN EL PASO DESIGNATION:** G3, Post War

### **NEIGHBORHOOD INPUT:**

Public and personal notice of this hearing was given in accordance with 19.38.010 and 19.38.020. Staff received one phone call in support of the proposed resubdivision. Staff received no written opposition to this resubdivision.

### **APPLICATION DESCRIPTION**

The applicant proposes to resubdivide approximately 4.17 acres in the city's northeast area. The proposed subdivision will result in 17 single family lots measuring 5500 square feet, on average. The subdivision will have 2 points of access via Quail Avenue and Cross Street. Two T-Type

Cul-de-sacs, as well as a temporary dead end are proposed.

The applicant has requested the following exceptions:

1. An exception to allow for a 47' right-of-way local street. The proposed right-of-way contains the minimum standard 28' of pavement and 5' sidewalks with only 9' parkways.
2. To allow for a 57' R.O.W. with a 9' parkway on the eastern side and a 12' parkway along the west.
3. To allow for a 47' right-of-way width for a cul-de-sac street; the minimum required width is 52'

### **DEVELOPMENT COORDINATING COMMITTEE**

The DCC recommends **approval** of exceptions, and **approval of Parkland Addition Replat C** on a resubdivision combination basis subject to the following staff comments.

### **Planning Division Recommendation**

Planning recommends approval of the exceptions under section 19.26.040 Alternative Subdivision Improvement Design.

*19.26.040 - Alternative subdivision improvement design.*

*D. Relationship to Standards in Chapter 19.15, Roadways. If the proposed alternative design is approved by the city manager or designee, then the applicable provisions of Chapter 19.15 shall be deemed to have been met. If the proposed alternative design standards are not approved by the city manager or designee, then the standards contained within Chapter 19.15 shall apply.*

The requested exceptions are consistent with design that meets the intent and has the same or higher level of service and adequacy of the original required improvements.

Planning recommends **approval** of the plat

### **Planning and Inspections Department - Land Development**

We have reviewed subject plats and recommend **Approval**.

### **Parks and Recreation Department**

We have reviewed **Parkland Addition Replat "C"**, a major combination plat map and offer Developer / Engineer the following comments:

Please note that this subdivision is zoned "R-3A" and is composed of **17** Single-family residential dwelling lots; this subdivision is required to comply with the parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 - Parks & Open Space** in the form of "Park fees" based on requirements for Residential subdivisions.

Applicant shall be required to pay "Park fees" in the amount of **\$23,290.00** calculated as follows:

**17 (R-3A) Single-family dwelling lots @ \$1,370.00 / dwelling = \$23,290.00**

Please allocate generated funds under Park Zone: **NE-5**

Nearest Parks: **Franklin** & **Summerlin**

If density/acresage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

**El Paso Water Utilities**

1. EPWU does not object to this request.
2. All costs associated with the extensions of water and/or sanitary sewer mains are the responsibility of the Owner/Developer. Based on the presented subdivision layout a looped water system and the extension of sanitary sewer mains along Milano Ct., Suzette Pl., Malanetto Ct., and Sirenza Pl., will be require to provide service to the subject property.

**Water:**

3. There is an existing 8-inch diameter water main extending along Cross Street that is available for service, the water main is located approximately 12-ft east from the center line of the right-of-way.
4. There is an existing 8-inch diameter water main extending along Quail Avenue that is available for service, the water main is located approximately 18-ft north from the center line of the right-of-way.
5. There is an existing 30-inch diameter transmission water main extending along Cross Street. No direct service connections are allowed to this main as per the El Paso Water Utilities – Public Service Board Rules and Regulations.
6. Previous water pressure tests from fire hydrant # 2003 located at the northwest corner of Quail Avenue and Cross Street have yielded a static pressure of 92 (psi) pounds per square inch, a residual pressure of 88 (psi) pounds per square inch, and a discharge of 1186 (gpm) gallons per minute.
7. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

**Sanitary Sewer:**

8. There is an existing 8-inch diameter sanitary sewer main extending along Cross Street that is available for service, the sewer main is located approximately 5-ft west from the center line of the right-of-way.
9. There is an existing 8-inch diameter sanitary sewer main extending along Quail Avenue that is available for service, the sewer main is located approximately 5-ft south from the center line of the right-of-way.

**General:**

11. EPWU requires a new service application to provide service the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenance.

**El Paso Department of Transportation**

No comments received.

**El Paso County 911 District**

No comments received.

**El Paso Fire Department**

No comments received

**Central Appraisal District**

No comments received.

**El Paso Electric Company**

No objections

**Texas Gas Company**

No comments received.

**Sun Metro**

Sun Metro does not oppose this request.

**Additional Requirements and General Comments:**

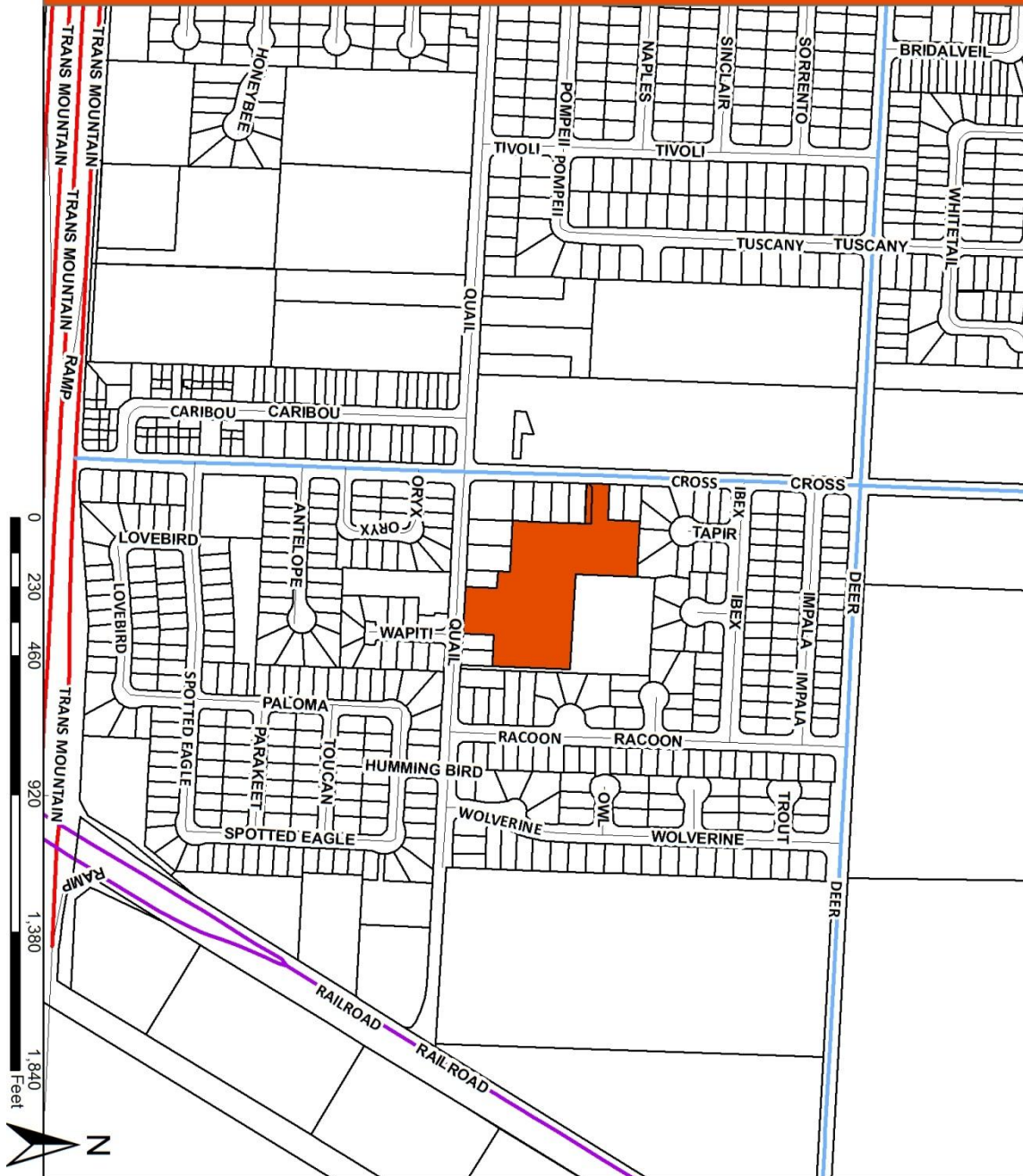
1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
  - a. Current certified tax certificate(s)
  - b. Current proof of ownership
  - c. Release of access document, if applicable
  - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

**Attachments**

1. Location map
2. Aerial map
3. Preliminary plat
4. Final Plat
5. Waiver Request
6. Application

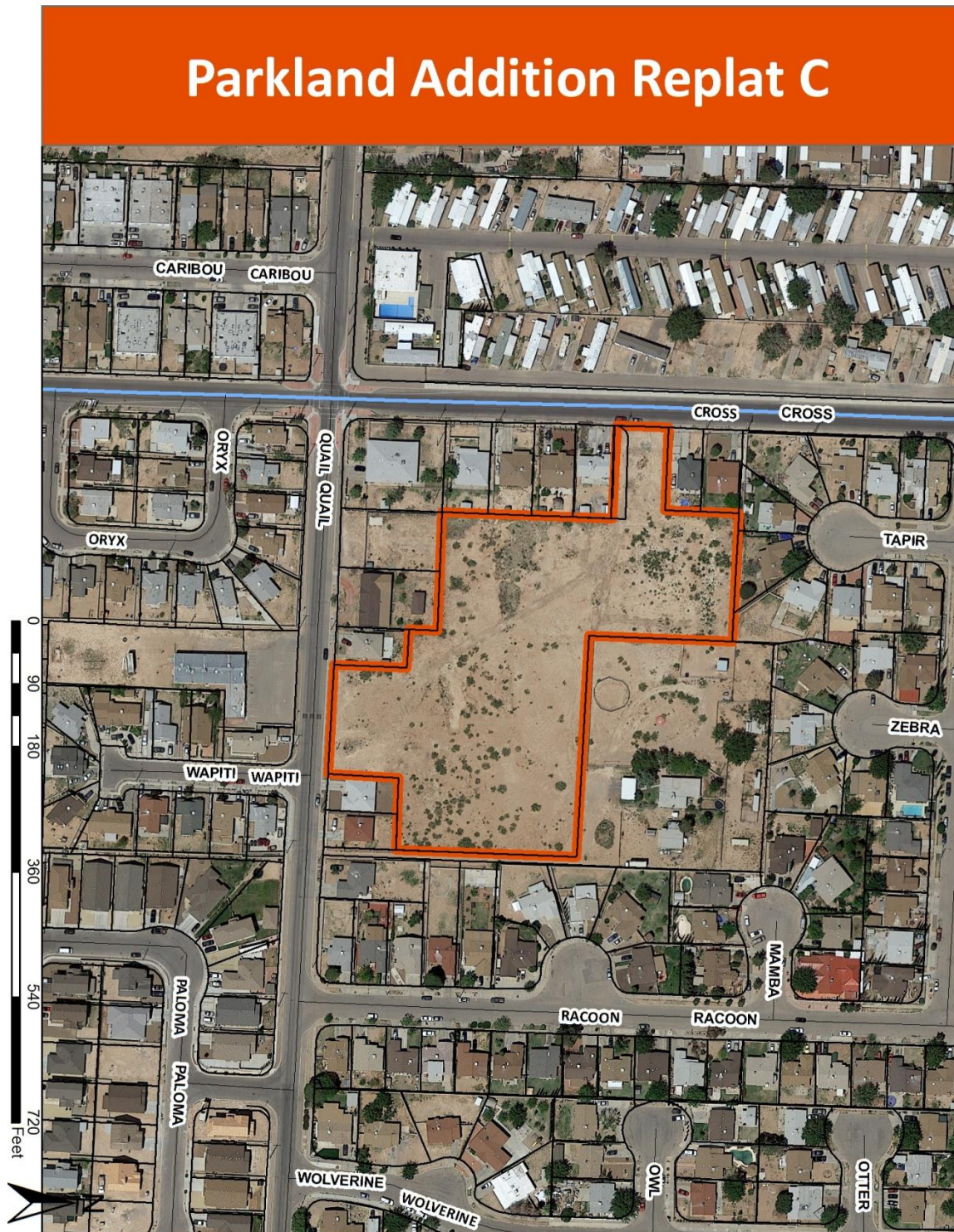
## ATTACHMENT 1

# Parkland Addition Replat C





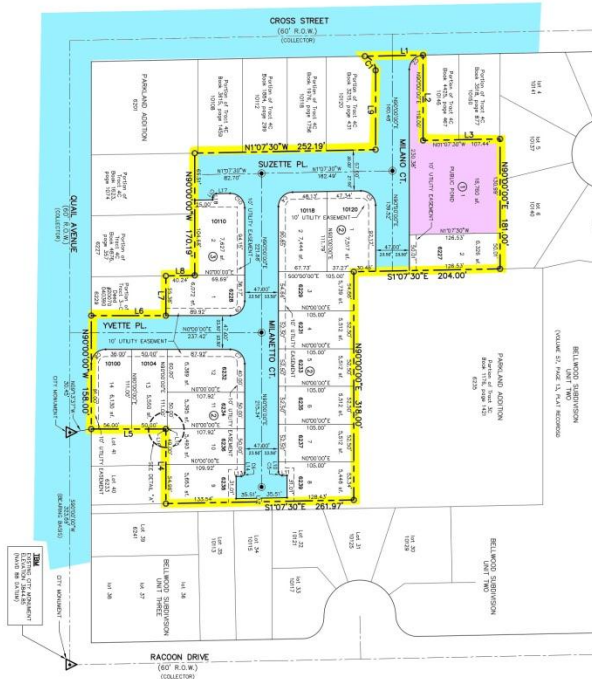
ATTACHMENT 2









[illegible]

## **PARKLAND ADDITION**

### **REPLAT C**

BEING A PORTION OF TRACTS 3C, AND 4C  
PARLAND ADDITION  
EL PASO COUNTY, TEXAS  
CONTAINING 4.17 ACRES±

## DEDICATION

[illegible]

#### ACKNOWLEDGEMENT

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same on the date and year for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

## CITY PLANNING COMMISSION

This subdivision is hereby approved as to the platting and as to the condition of the subdivision in accordance with Chapter 212 of the Government Code of Texas this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_ Question \_\_\_\_\_ Exercise 1 \_\_\_\_\_

Approved for filing this \_\_\_\_\_ day of \_\_\_\_\_

**Journal of Management Education**

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Page \_\_\_\_\_ File No. \_\_\_\_\_

\_\_\_\_\_ of \_\_\_\_\_, 2016, is Volume \_\_\_\_\_ of the First Record.

County Clerk	by Deputy
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under the supervision of CCA Group  
the putative significance of a survey made by me or under my supervision and complies with the current Swiss Board of Professional Land Surveyors and Technical Standards.

R. Alan O. Wierzbicki, P.E.  
 Licensed Professional Engineer  
 Texas License No. 104115

Cynthia M. Stewart, M.P.S.  
 Registered Professional Unit Secretary  
 Texas License No. 3150

ENGINEER SURVEYOR



**CONTACT: CARLOS MUÑOZ, R**  
1700 N. LEE TREVINO DR., SUITE  
EL PASO, TEXAS 79936  
TEL (915) 633-6422

**CONTACT: ALAN D. HERRERA, P.E.**  
4712 Woodson Blvd., Ste. F (B) Pao, TX 79024  
Office: 817.544.1222 Fax: 817.544.1223 [www.adh-engineer.com](http://www.adh-engineer.com)

**CONTACT: CARLOS M. JIMENEZ, R.**  
C/O: 2000 E. 12th Street, Suite 200, El Paso, TX 79902  
Office: 915.778.1234 Fax: 915.778.1235 [www.cjimenez.com](http://www.cjimenez.com)

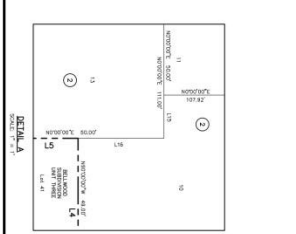
DATE OF PREPARATION: OCTOBER  
DATE OF REVISION: MARCH 2015

LOCATION MAP

SCALE: 1"=600'

PARKLAND  
ADDITION  
REPLAT C

Hwy 101

[illegible]

**OWNER**  
PACIFICA HOMES INC.  
12250 TRENDA CIRCLE NO  
1  
LOS ANGELES, CA 90049  
PHONE (818) 247-8777  
CONTACT : JUAN JOSE VASCO

[illegible]

## ATTACHMENT 5



Castner Center @ Transmountain  
4712 Woodrow Bean, Ste. F  
El Paso, TX 79924  
Office: 915.544.5232  
Fax: 915.544.5233  
web: www.ceagroup.net

March 24, 2015

City of El Paso – Planning and Inspections  
800 Texas Ave  
El Paso, Texas 79901

Attention: Mrs. Kymberly Forsyth

Reference: Parkland Addition Replat C – Exception Requests

Dear Mrs. Forsyth:

On behalf of the Developer, for the above referenced development, exceptions are being requested as follows:

Exception No. 1: 47' R.O.W. Street

An exception to the Local 2 Single Family street section that consists of a forty-eight (48') feet right-of-way is being requested. The forty-seven (47') foot modified right-of-way shall consist of twenty-eight (28') feet of pavement with nine-and-a-half (9.5') foot parkways that shall contain a five (5') foot sidewalk on both sides of the pavement. Our request for the right-of-way modification is based on the minimum values set on the current design standards.

Exception No. 2: 57' R.O.W. Street


An exception to the Local 1 Single Family street section that consists of a fifty (50') feet right-of-way is being requested. The fifty-seven (57') foot modified right-of-way shall consist of thirty-six (36') feet of pavement with a twelve (12') foot parkway on one side and a nine (9') foot parkway on the other. In both cases, the parkway shall contain a five (5') foot sidewalk. Our request for the right-of-way modification is based on the minimum values set on the current design standards.

Exception No. 3: Cul-de-sac Street

An exception to 19.15.090 (Cul-de-sac streets) that consists of a fifty-two (52') feet right-of-way with a minimum thirty-two (32') feet pavement on an activity served of less than twelve (12) dwellings is being requested. The modified cul-de-sac street shall consist of forty-seven (47') foot right-of-way and twenty-eight (28') feet of pavement. Our request for this exception is based on an alternative design due to infill design and land constraint, short blocks and cul-de-sac lengths.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232 or email address at [aherrera@ceagroup.net](mailto:aherrera@ceagroup.net). We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,  
CEA Group

  
Alan D. Herrera, P.E.  
Project Engineer

I-2705002.kf.20150324  
ADH/adh

engineers • architects • planners

## ATTACHMENT 6



### CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 3-5-15 FILE NO. SUSU15-00016  
SUBDIVISION NAME: PARKLAND ADDITION REPLAT C

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)  
A PORTION OF TRACTS 3C & 4C  
PARKLAND ADDITION

Property Land Uses:	ACRES	SITES		ACRES	SITES
Single-family	_____	<u>17</u>	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	<u>0.4306</u>	<u>1</u>
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	_____	_____	Total No. Sites	_____	_____
Commercial	_____	_____	Total (Gross) Acreage	<u>4.17</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R3A Proposed zoning? \_\_\_\_\_

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes ☒ No \_\_\_\_\_

5. What type of utility easements are proposed: Underground \_\_\_\_\_ Overhead \_\_\_\_\_ Combination of Both ☒

6. What type of drainage is proposed? (If applicable, list more than one)  
\_\_\_\_\_  
\_\_\_\_\_

7. Are special public improvements proposed in connection with development? Yes \_\_\_\_\_ No ☒

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes \_\_\_\_\_ No ☒  
If answer is "Yes", please explain the nature of the modification or exception \_\_\_\_\_

9. Remarks and/or explanation of special circumstances: \_\_\_\_\_  
\_\_\_\_\_

10. Improvement Plans submitted? Yes ☒ No \_\_\_\_\_

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes \_\_\_\_\_ No ☒

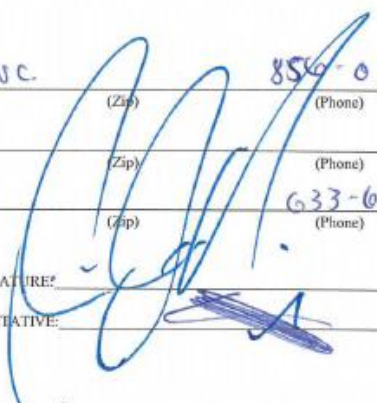
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

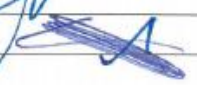
City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record PACIFICA HOMES INC. 856-0412  
(Name & Address) (Zip) (Phone)  
13. Developer \_\_\_\_\_  
(Name & Address) (Zip) (Phone)  
14. Engineer CAO CONSULTING CO. 633-6422  
(Name & Address) (Zip) (Phone)

*\*Effective September 1, 2014, a 3%  
Technology fee has been added to all  
Planning application fees.*

\$2279.39

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department  
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085